

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

49 Mary Street, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$3,928,000

Median sale price

Median price \$2,582,500

Property Type House

Suburb Kew

Period - From 03/06/2025

to 02/06/2026

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 45 Ramsay Av KEW EAST 3102 | \$3,800,000 | 05/05/2026 |
| 2 | 2 Segtoun St KEW 3101 | \$3,851,000 | 23/03/2026 |
| 3 | 90 Sackville St KEW 3101 | \$4,200,000 | 21/03/2026 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/06/2026 13:14



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Property Type: House (Res)

Land Size: 583 sqm approx

Agent Comments

Indicative Selling Price

\$3,928,000

Median House Price

03/06/2025 - 02/06/2026: \$2,582,500

Comparable Properties



45 Ramsay Av KEW EAST 3102 (REI)

Agent Comments

5 3 2

Price: \$3,800,000

Method: Private Sale

Date: 05/05/2026

Property Type: House (Res)

Land Size: 741 sqm approx



2 Segtoun St KEW 3101 (REI)

Agent Comments

6 3 4

Price: \$3,851,000

Method: Private Sale

Date: 23/03/2026

Property Type: House (Res)



90 Sackville St KEW 3101 (REI)

Agent Comments

5 3 4

Price: \$4,200,000

Method: Private Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 697 sqm approx

Account - Jellis Craig | P: 98305966